4 rooms in Carre d'Or

€695,000

Carre d'Or · 4 rooms · 102 m² in size



Key details

Surface area	**102 m²**
Rooms	**4**
Floor	**5th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€2,820 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

Positioned in the prestigious Carré d'Or, this apartment offers a prime location on a pedestrian zone, just steps away from the sea. Situated on the penultimate floor, it is the sole residence on its landing within a classic Niçois-style building equipped with an elevator. This quiet, four-room apartment spans 103 square meters and features a 10-square-meter continuous balcony with lateral views of the sea and city. The property benefits from an east-west orientation, ensuring it is bathed in natural light throughout the day.

The interior includes an entryway leading to a spacious double living room of 47 square meters that opens onto the balcony. The independent kitchen offers the potential to be converted into an open-plan design. The master bedroom comes with its own bathroom and toilet, while two additional bedrooms share a shower room with a toilet. Ample storage solutions are integrated throughout the apartment.

Agency fees are the responsibility of the seller. The property is part of a co-ownership with a total of five main lots.

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